



VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

3. PRIVATE PRVS WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 PSI

#### 4. FLOOD STATEMENT

I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF FORT WORTH, COMMUNITY NUMBER 480596 EFFECTIVE DATE 9-25-2009 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 180 K OF SAID MAP.

#### 5. WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

#### 6. UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

#### 7. BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

#### 8. SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED.

#### 9. FLOOD PLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY OR PARTIES WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.

#### 10. TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

#### 11. SIDEWALKS

SIDEWALKS AND STREET LIGHTS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS AND PUBLIC ACCESS EASEMENTS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS"

#### 12. COVENANTS OR RESTRICTIONS ARE UN-ALTERED

THIS FINAL PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

13. THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

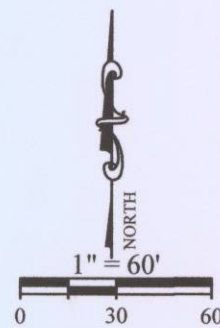
14. PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT, DRIVE APPROACHES, SIDEWALKS, AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°54'01" W	375.90'
L2	S 89°44'24" W	10.19'
L3	N 00°37'09" W	199.90'
L4	N 00°02'27" W	36.07'
L5	N 00°34'16" W	343.70'

#### LEGEND

POB = POINT OF BEGINNING  
D.R.T.C.T. = DEED RECORD TARRANT COUNTY TEXAS  
MIN. F.F.E. = MINIMUM FINISHED FLOOR ELEVATION  
R.P.R.T.C.T. = REAL PROPERTY RECORD TARRANT COUNTY TEXAS  
U.E. = UTILITY EASEMENT  
W.E. = WATER EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
IRS = IRON ROD SET  
IRF = IRON ROD FOUND  
CAP/IRF = CAPPED IRON ROD FOUND  
—●— = SURVEY LINE & CENTER LINE OF R.O.W.



#### SURVEYOR:

KAZ SURVEYING, INC.  
1720 WESTMINSTER DRIVE  
DENTON, TEXAS 76205  
PHONE: (940) 382-3446  
TBPLS FIRM #10002100

#### ENGINEER:

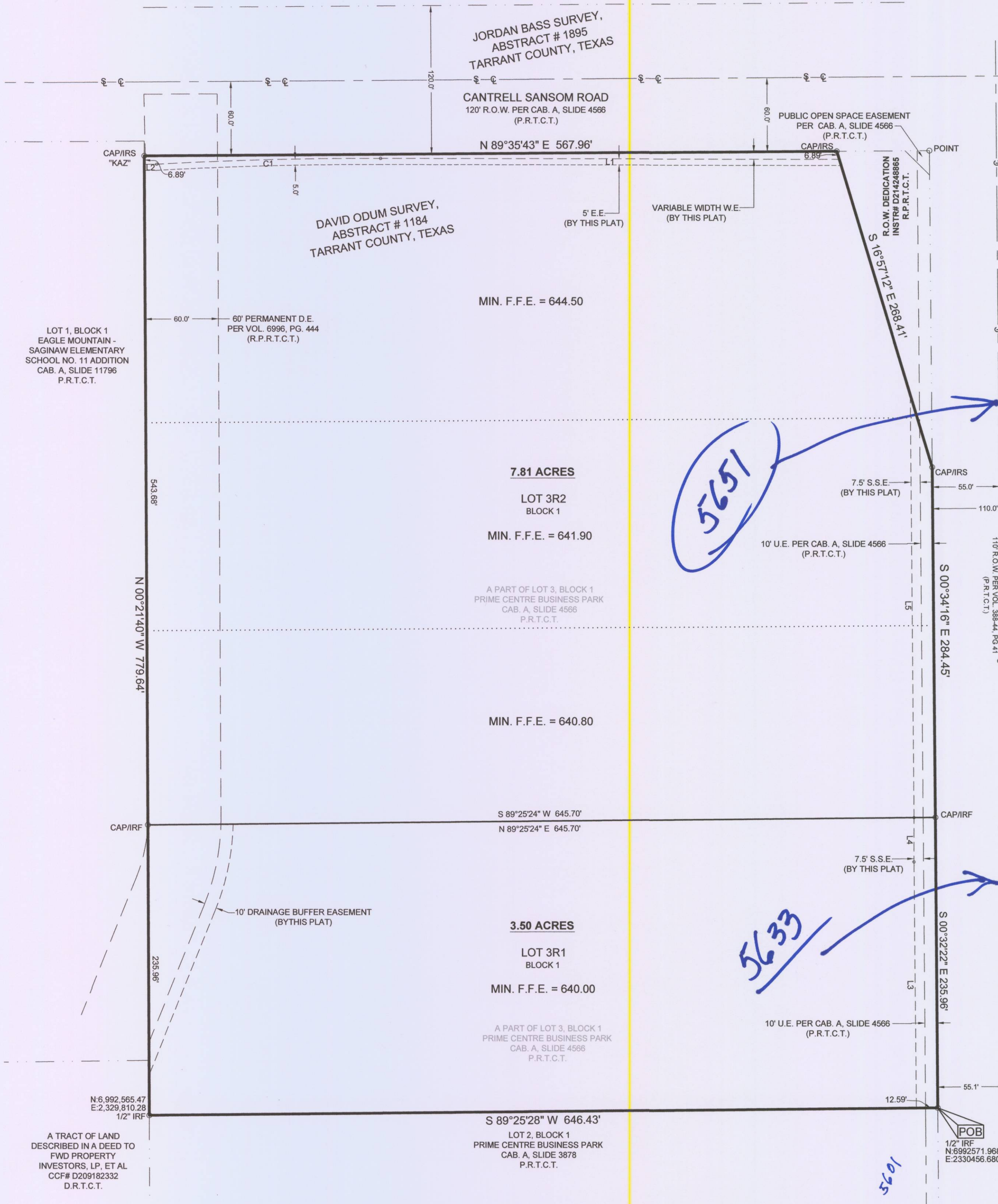
HOMMEYER ENGINEERING, INC.  
P.O. BOX 294527  
LEWISVILLE, TEXAS 75057  
PHONE: (972) 906-9985  
TBPE FIRM #F-8440

#### OWNER:

HEADINGTON REALTY & CAPITAL LLC  
3223 N HYDRAULIC  
DALLAS, TX 75204

#### OWNER:

SB VENTURES, LLC  
3223 N HYDRAULIC  
WICHITA, KANSAS 67219



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	3098.56'	183.90'	183.87'	S 88°28'04" W 3°24'02"

#### FLOOD PLAIN/DRAINAGE-WAY: MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBTSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN THE UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.



#### CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

PLAT APPROVAL DATE: Feb. 5, 2016  
By: Amador R. Boren Chairman  
By: Mary Elliott Secretary

#### STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, HEADINGTON REALTY & CAPITAL LLC, (formerly known as HEADINGTON REALTY & CAPITAL, L.P.) is the owner of all that certain tract of land situated in the David Odum Survey, Abstract Number 1184, City of Fort Worth, Tarrant County, Texas, and being Lot 3 in Block 1 of the Prime Centre Business Park, an Addition in the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 4566 of the Plat Records of Tarrant County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron found in the West line of Mark IV Parkway for the Southeast corner of said Lot 3;

Thence South 89 degrees 25 minutes 28 seconds West a distance of 646.43 feet to a 1/2" iron rod found for the Southwest corner of said Lot 3;

Thence North 00 degrees 21 minutes 40 seconds West a distance of 779.94 feet to a capped iron rod stamped "KAZ" set in the South line of Cantrell Sansom Road for the Northwest corner of said Lot 3;

Thence North 89 degrees 35 minutes 43 seconds East with said common line a distance of 567.96 feet to a capped iron rod stamped "KAZ" set in the West line of said Parkway for the Northeast corner of said Lot 3;

Thence South 16 degrees 57 minutes 12 seconds East with the West line of said Parkway a distance of 268.41 feet to a capped 1/2" iron rod stamped "KAZ" set;

Thence South 00 degrees 34 minutes 16 seconds East with the West line of said Parkway and the East line of said Lot 3 a distance of 284.45 feet to a capped iron rod found;

Thence South 00 degrees 32 minutes 22 seconds East with said common line a distance of 235.96 feet to the PLACE OF BEGINNING and enclosing 11.31 acres of land more or less.

#### OWNERS DEDICATION

#### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HEADINGTON REALTY & CAPITAL LLC DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 3R1 AND 3R2, BLOCK 1, PRIME CENTRE BUSINESS PARK, AN ADDITION IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND DOES FOREVER HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HEADINGTON REALTY & CAPITAL LLC

BY: Scott L. Smith DATE 12/22/2015  
VICE PRESIDENT LAND MANAGEMENT

#### STATE OF TEXAS COUNTY OF Collin

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SCOTT L. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 22 DAY OF December, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
Collin COUNTY



MY COMMISSION EXPIRES ON 12-02-2016

OWNER: SB VENTURES, LLC

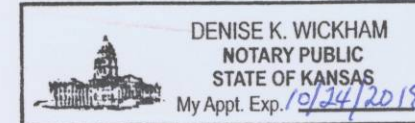
BY: Walter Berry DATE 12/17/2015  
MANAGING MEMBER

#### STATE OF Kansas COUNTY OF Sedgwick

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WALTER BERRY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF December, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF Kansas  
Sedgwick COUNTY



MY COMMISSION EXPIRES ON 10/24/2018

#### CERTIFICATE OF SURVEYOR

#### STATE OF TEXAS COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE 12-15-15

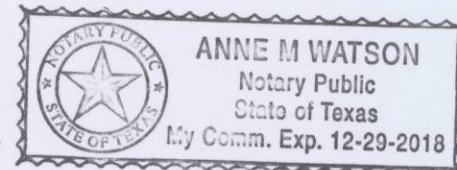
#### STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 15 DAY OF December, 2015.

NOTARY PUBLIC, Denton COUNTY, TEXAS.

MY COMMISSION EXPIRES 12-29-18



#### FINAL PLAT OF

LOTS 3R1 & 3R2, BLOCK 1  
PRIME CENTRE BUSINESS PARK  
BEING 11.31 ACRES SITUATED IN THE DAVID  
ODUM SURVEY, ABSTRACT NUMBER 1184, CITY  
OF FORT WORTH, TARRANT COUNTY, TEXAS  
AND BEING ALL OF LOT 3, BLOCK 1, AS  
RECORDED IN CAB. A, SLIDE 4566 OF THE PLAT  
RECORDS OF TARRANT COUNTY, TEXAS  
FS-15-064



1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446  
JOB NUMBER: 140655-FP  
DRAWN BY: TK  
DATE: 12-15-2015  
R.P.L.S.  
KENNETH A. ZOLLINGER



DOCUMENT NUMBER: D216024780  
DATE: 2/5/2016